

Challenging Planning to Support Re-Use

Presentation Structure

- 1. The Nature of the Challenge
- 2. The Opportunity
- **3. Responses**

Key messages:

- Capture townscape value beyond statutory heritage protections
- Support market interventions

3. Responses

Suggested active intervention by planners

- **Area wide character surveys and plans**
(picks up townscape value beyond statutory protections)
- **Scope for taking a lead to facilitate market led 'retro-fitting' e.g. using Local Development Orders**
- **Active enforcement e.g. by dedicated Buildings at Risk officers**
- **Creative forms of public participation**

3. Responses – Area wide surveys and plans

Layering of information in plan form

Audit of historic 'morphology'



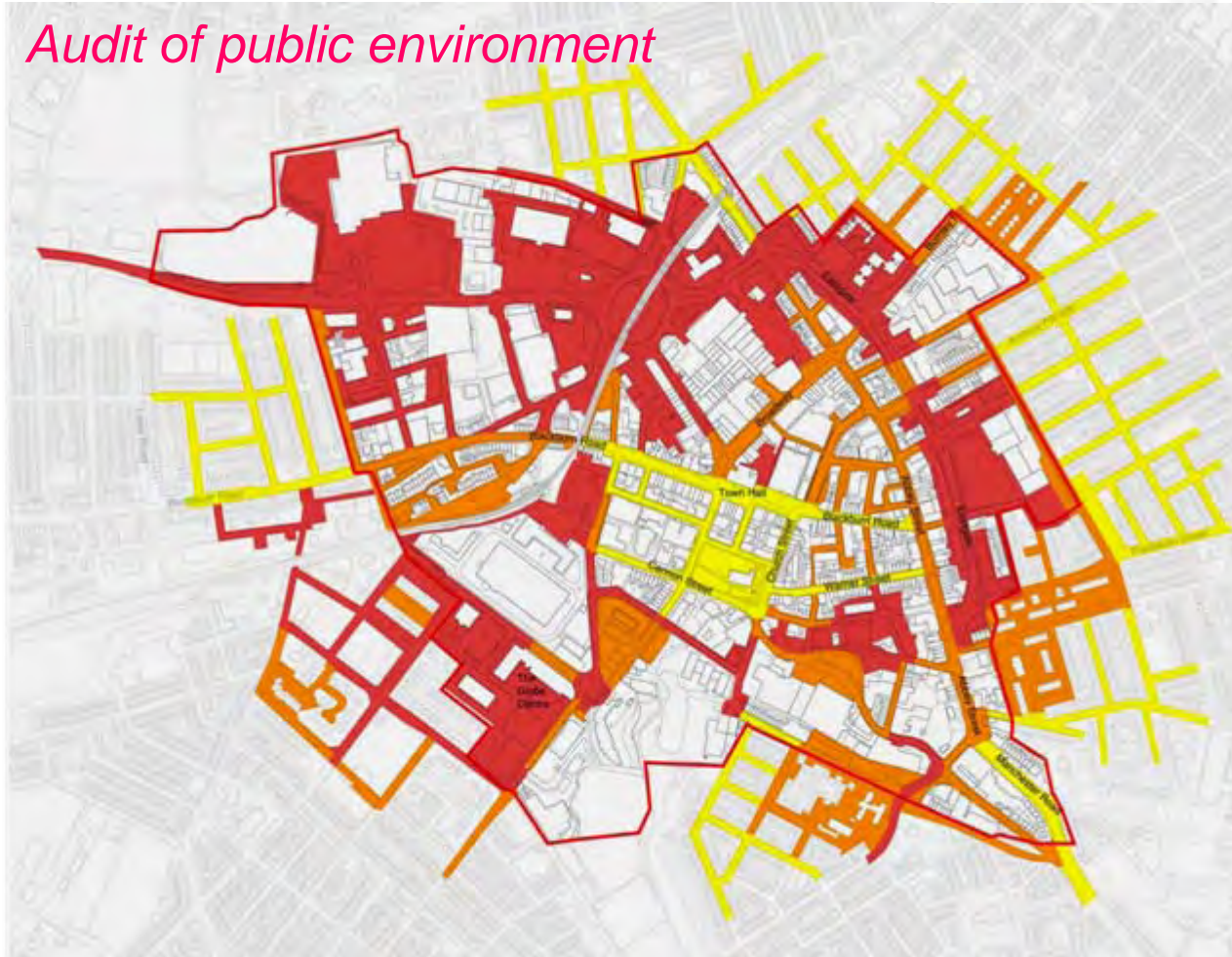
Accrington Historic Map 1913

3. Responses – Area wide surveys and plans

Layering of information in plan form

Poor Quality Public Realm
Average Quality Public Realm
Good Quality Public Realm

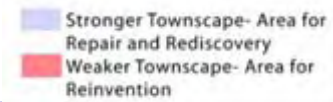
Audit of public environment



Accrington **Public Realm Quality Audit**



Guides intervention – repair/replace



3. Responses – Area wide surveys and plans



Accrington Preferred Option

3. Responses – Area wide surveys and plans



3. Responses – Area wide surveys and plans

INHERENT TOWNSCAPE QUALITY

Maximum contribution 5/5



3. Responses – Area wide surveys and plans

INHERENT TOWNSCAPE QUALITY

Positive contribution 4/5



3. Responses – Area wide surveys and plans

INHERENT TOWNSCAPE QUALITY

Neutral contribution 3/5



3. Responses – Area wide surveys and plans

INHERENT TOWNSCAPE QUALITY

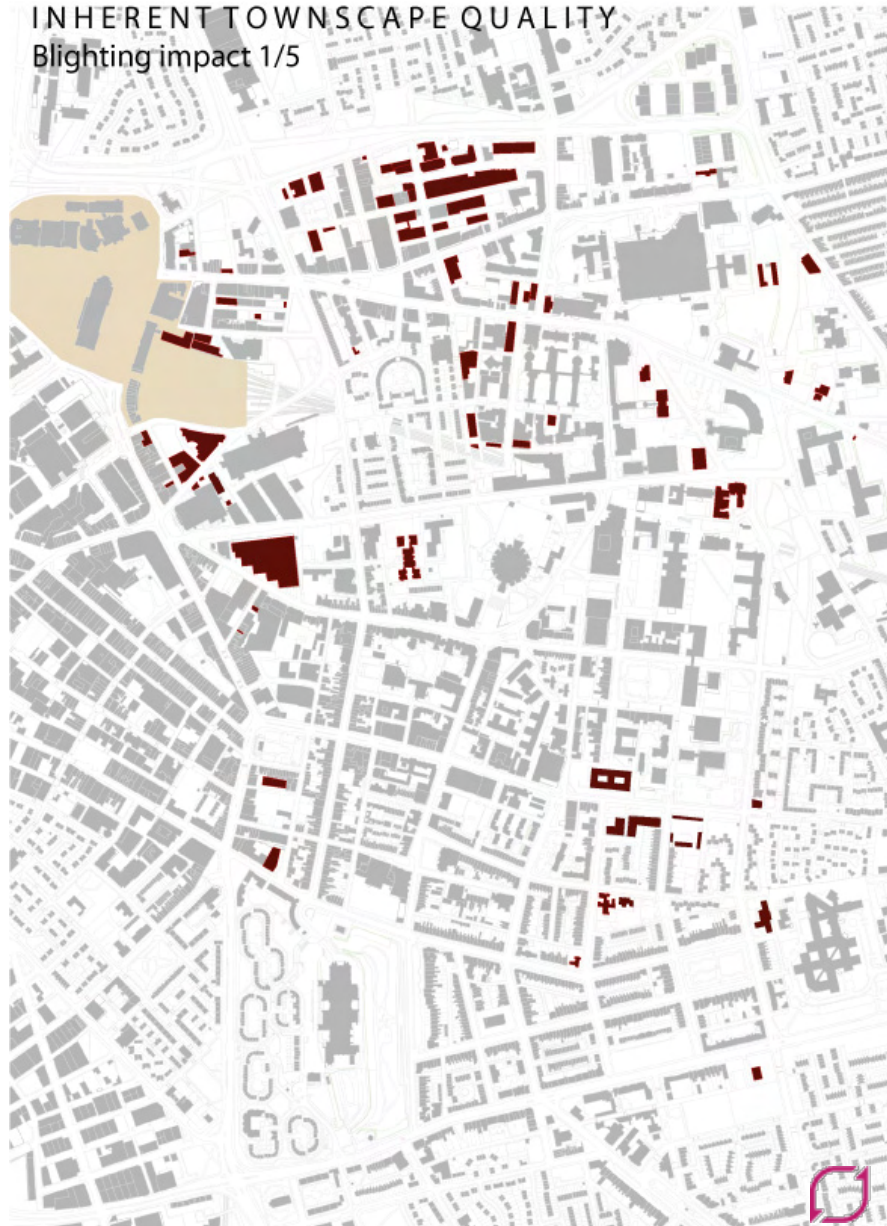
Negative impact 2/5



3. Responses – Area wide surveys and plans

INHERENT TOWNSCAPE QUALITY

Blighting impact 1/5



3. Responses – Area wide surveys and plans



3. Responses – Area wide surveys and plans

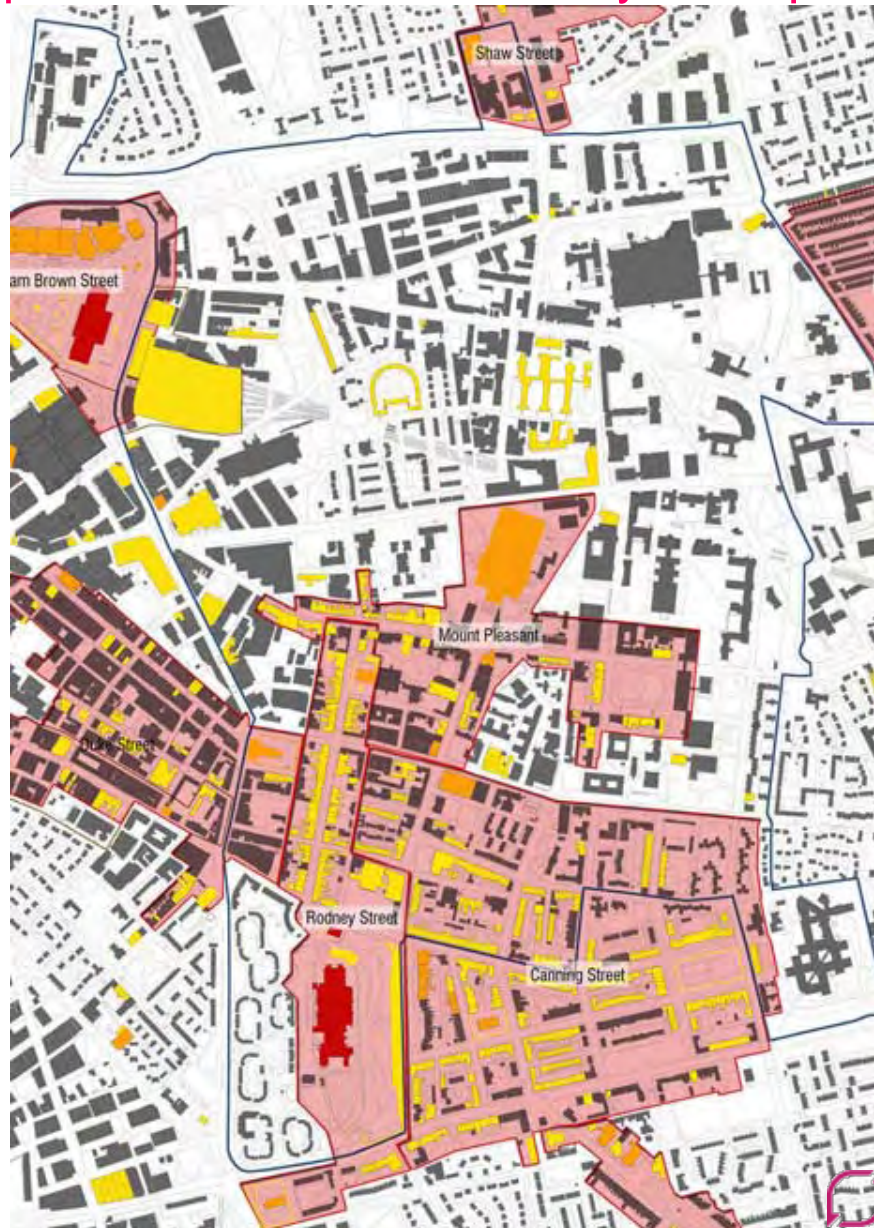
INHERENT TOWNSCAPE QUALITY
Zones of Strong Townscape (Levels 4 and 5)



3. Responses – Area wide surveys and plans



3. Responses – Area wide surveys and plans

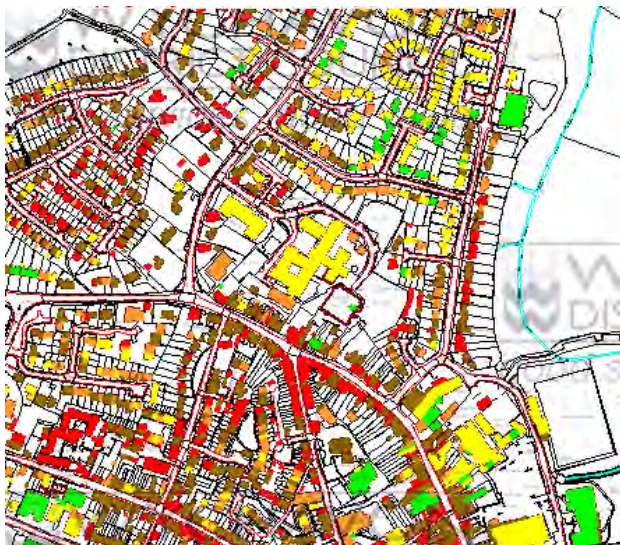


3. Responses – Area wide surveys and plans



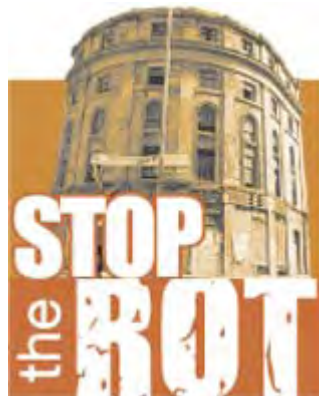
3. Responses – Take a lead to facilitate market retro-fitting, alongside building control etc.

- **Local Development Orders e.g. for ‘Low Energy Zones’, refurbishment measures**
- Permitted development rights for specific improvements to eco-specifications
- Stimulate market for ‘Home Service Companies’
- Thermal Image Surveys
- Joint approach with Building Control, Estate Agents



3. Responses – Active enforcement

- **Active intervention using existing powers**
- Dedicated Buildings at Risk officers v. effective enforcement of Urgent Works notices etc.
- Section 215 Notices T & CP Act 1990
- 'Fitness' using Environmental Health powers
- 'Stop the Rot' campaigns – brickbats/bouquets
- 'PRODs' – Public Request to Order Disposal



3. Responses – Creative approaches to participation

Creative Consultation



URBED's 'Secret Weapons' – the Bus and the Bubble!

Oldham **Urban Design** Audit

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